

PLANNING COMMISSION
Minutes of May 17, 2004, Meeting

Members Present: Linda Snider, Joseph Dixon, Tom Dantzler, Rick Lucas

Staff Present: Steve Butler, Planning Director; Jack Dodge, Principal Planner;
Mike Scarey, Senior Planner; Brian Galloway, Associate Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of May 3, 2004, Meeting:

Discussion was held about the proposal initiated by the Public Works Director to delete references to a Personal Rapid Transit System (PRT) from the Comprehensive Plan. Two studies relative to this issue were conducted in the early 1990's, at an expense of over a million dollars. An additional study is underway to potentially link the Sounder commuter train in Tukwila to the airport using various technologies, one of which is the personal rapid transit system. The Commissioners agreed they did not want the PRT references removed from the Comprehensive Plan.

Mike Scarey explained that language in a proposed Comprehensive Plan Amendment proposal could not be changed. Therefore, the proposal would be included in the Preliminary Docket of proposed 2004 Comprehensive Plan Amendments. The Planning Commission may chose to recommend that the proposal not go forward onto the Final Docket.

The Commissioners agreed that the minutes would be amended as follows:

Language on page two that states, "Mike Scarey agreed to review the issue with the Public Works Director. The existing conceptual PRT alignment and station map will be deleted; however, it may be premature to delete references to PRT as a type of technology at this time" will be deleted.

Regarding the discussion of "interim south access" in the minutes, language on page two will be amended to read, "It appears, however, that the Port may be financially unable to support or fund this route at this time. The City's understanding of "interim south access" would be some combination of 28/24 Avenue South being linked to the State Route 509 extension."

Language on page one, the item added under the Transportation Element that states, "Change references to "South Access" to "interim South Access" was discussed at length. Concern was raised about potential misunderstandings between the Port and City.

Again, language in a Comprehensive Plan Amendment proposal cannot be changed. To clarify that at the last meeting, it was suggested that the term "interim south access" be changed to "south access", language on page two will be amended to state, "Clear language defining south access will be developed to ensure no misunderstanding between the City and the Port."

A motion was made, seconded, and unanimously passed to approve the minutes with the above referenced revisions.

3. Public Hearing:

A. Staff Presentation on the Proposed Minor Amendments to the Zoning Code (Set #2)

Jack Dodge reviewed the proposed amendments as follows:

Sports Club

- 15.12.030 Land Use Chart

Amendment to the Land Use Chart to add sports club, to be allowed as a conditional use in the Urban Low Density zones (only applies to the Glacier High School site) and the Neighborhood Business zone, and permitted outright in the Community Business, Aviation Business Center, and Industrial zones.

- 15.10 Land Use Definitions

A sports club would be defined as a profit or non-profit club providing the following activities: (1) The instruction of basketball, softball, baseball, cheerleading fundamentals, martial arts and other similar activities; (2) weightlifting; (3) Drop-in, pick-up game sport activities; (4) Tournaments/competitions related to the instructional activities.

- 15.14.050 Landscape Requirements

Street Frontage - 10' Type IV Landscaping

Building Façade if 30' High or 50' Wide - 5' Type IV Landscaping

Side-Rear Yards - 5' Type III Landscaping

Side/Rear Buffer for Non-Compatible Uses - 10' Type I Landscaping

Parking Lot Landscape Standards Applicable - Yes

- 15.15.030 Parking Requirements

1 per 100 sf of building plus 1 per 4 fixed seats if tournaments or competitions are held at the sports club.

Lot Area Measurements

- 15.13.020E Measurement Methods

In determining the lot area of new lots in short plats proposed under Title 14, the area of the original lot area required to be dedicated for public right-of-way may be used in the calculation of the number of lots that may be segregated from the original lot.

In some cases, this would result in lots smaller than required by the zoning (UL15,000, UL9600, UL7200).

Lot Width

- 15.13.010 Standards Chart

Revise minimum lot width requirements in the Urban Low Density zones from the current 60' to 50'.

This revision would allow more flexibility in the configuration of lots. Lot size would not be affected, and no negative impacts relative to livability are anticipated.

- 15.14.020 Authority and Application (Landscaping Standards)

The provisions of this chapter shall apply to:

1. All new developments on vacant land requiring building permits or change of use permit; and

Option A

2. When the gross floor area (gfa) of a building/complex expands beyond forty percent (40%) of the total existing gfa, the current landscape standards shall be applicable and integrated into the redevelopment.

Option B

2. When the gross floor area (gfa) of a building complex expands beyond twenty percent (20%) of the total existing gfa, the current landscape standards shall be applicable and integrated into the redevelopment. Within the Neighborhood Business zone, the provisions of this chapter shall apply when the complex expands beyond forty percent (40%) of the total existing gfa.

3. Upon the change in use of any property to a public/private parking lot.

Jack Dodge provided the Commissioners with a map of the City identifying areas within the City that are zoned Neighborhood Business for discussion and determining potential impacts to adjacent properties.

15.16.020 Signage Definition

Grade (Ground Level) - The elevation or level of the street (or parking lot) closest to the sign to which reference is made. In cases where the property on which the sign is located is lower than the immediately adjacent street level, the ground level shall be considered the street level to facilitate visibility of signage. In no case shall a sign be higher than 25 feet from the lowest grade of the property adjacent to the street level where the sign is proposed.

15.30.160C Sensitive Area Markers and Signs

In all new developments, short plats, and formal subdivisions, all storm drains shall be stenciled "Dump No Waste, Drains to Stream" prior to the occupancy of any structures within the new development, or prior to the occupancy of any new residence within the short plat or formal subdivision."

15.13.080F Fences in Residential Zones

6. Razor wire, concertina wire, or similar security wire is prohibited on fences within the residential zones.

7. Barbed wire fences shall not be allowed in the residential zones except where barbed wire fences are necessary to control horses, equine animals, or livestock as allowed under SMC 15.12.015, 15.13.115, and 15.13.120.

In answer to a question, Jack Dodge explained that information relative to certain portions of the proposed amendments were inadvertently left out of the rough draft ordinance provided in the Commission packet. Further, regarding 15.14.020 Authority and Application (Landscaping Standards), the Commission will recommend that either Option A or Option B be adopted by the City Council.

B. Public Hearing on the Proposed Minor Amendments to the Zoning Code (Set #2)

The Chair opened the public hearing at 6:23 p.m.

Kevin Weer, CDS Associates, 3840 W Marginal Way SW, Seattle: Marv Johnson, who leased the Glacier High School gymnasium from the Highline School District, has asked Mr. Weer to help him through the City's Conditional Use Permit process. Mr. Weer expressed concern that the scope of allowable activities under the proposed definition was too narrow. He also stated that, with the exception of the buildings the college is leasing, the site has been vacant for about fifteen years.

Marv Johnson, 2450 South 154th St: When the Glacier High School gymnasium was leased from the Highline School District, the vision was to provide a basketball training facility focusing on youth basketball. Mr. Johnson has been coaching in the

community for twenty plus years, and believes he has the right formula to coach winning basketball teams. Because the use of the property is not changing, he doesn't understand the need for a Conditional Use permit, but is optimistic that the City will work with him to reach an equitable solution.

Mr. Johnson was asked about the mission of the South Sound Athletics facility to provide gym space, leagues, and tournaments, and that the statement could imply more activities than just basketball, and the South Sound Athletic Business Plan which states that, "South Sound Athletics would be a full service athletic training facility located north of the airport. We will initially cater to basketball players with plans to offer services to soccer, baseball, and volleyball players in the immediate future."

Mr. Johnson responded that the leagues and tournaments would be basketball only, and that the business plan was developed assuming the property would be purchased, rather than a portion of the property leased from Highline School District.

In answer to a question, Jack Dodge advised that high schools, middle schools, and elementary schools are all conditional uses in residential zones to ensure that traffic, noise, and other impacts are mitigated. Staff is recommending that sports clubs be subject to conditional use permits as it requires a public hearing before the hearing examiner who will require appropriate mitigation and conditions if the proposal is approved, and to give adjacent residents an opportunity to comment on the proposed use. If the use were allowed outright, adjacent property owners would not be notified.

Discussion was held about the fact that the gym is being used for its intended purpose and sufficient curfews and laws are in place to prevent negative impacts, therefore the conditional use permit process is unnecessary; impacts such as traffic, hours of operation, unsupervised loitering; ensuring concerns regarding mitigation of impacts are adequately addressed; potential issues that could result if South Sound Athletics moved from the site and another use was proposed; various requirements if the proposed use was for-profit or non-profit; the facility being an asset to the community, provided there were no detrimental impacts to the surrounding neighborhoods.

Cory Hadler, 4508 S 182nd St: Mr. Hadler questioned why City regulations were changed to allow up to five roosters on a residential lot. His employment is in jeopardy because neighboring roosters are crowing at all hours and making it impossible for him to get the rest he needs.

Mr. Hadler was advised that his particular concerns were not raised at a public hearing to address a variety of amendments related to domestic animals. The Planning Commission considered all public comments before making a recommendation to the City Council to approve the code amendments. The City Council makes the final decision on adoption. Steve Butler said that staff would review the issue, and recommended that Mr. Hadler present his concerns during the public portion of a City Council meeting.

Hearing no further requests to speak, the Chair closed the public hearing at 7:00 p.m.

4. Old Business:

A. Recommendation to the City Council Regarding the Comprehensive Plan Update Assessment Report

Mike Scarey explained that the Comprehensive Plan Update Assessment Report is a three year work plan (includes the report and three appendixes) designed to bring the City's Comprehensive Plan into compliance with the State-mandated major update.

To answer a request for clarification, Mike Scarey advised that language in appendix three that states, "Amend land use plan map on Port's rental car facility for properties on the west side of International Boulevard between State Route 518 and South 160th Street if necessary" was intended as a placeholder because the City cannot approve an amendment until the Port owns the property.

A motion was made, seconded, and unanimously passed to recommend approval of the Comprehensive Plan Update Assessment Report including revisions made as part of amending the minutes.

B. Continued Review of 2004 Proposed Comprehensive Plan Amendments

Steve Butler stated that the Lutheran Community Services (LCS) senior low/moderate income housing project is nearing completion. The second phase of the project includes a building to house LCS administrative offices, additional professional office space, daycare, and medical facilities. The City required property-specific conditions including a 4000 square foot limit on the medical facility, and a 500 square foot limit on professional offices. LCS has submitted a Comprehensive Plan Amendment proposal to lift those limits. LCS representative Roberta Nestaas will speak to the Commission and answer questions.

Roberta Nestaas reported that the Community Health Centers of King County, the organization that will manage the medical facility, convinced LCS that a four provider clinic was preferable to a two provider clinic. This would require more than the designated 4000 square feet. She further stated that this organization manages several clinics in the area that could be visited to allay any concerns regarding the type of facility that will be sited in SeaTac. The facilities are professionally run, and serve primarily low income families and children. Flexibility in square footage for the professional office space is also an issue.

Roberta Nestaas believes the restrictions should be lifted because the City is now familiar with the quality of LCS projects, and to facilitate flexibility in developing the most appropriate floor plan for a three-story, 32,000 square foot facility. Architects

estimate approximately 6500 square feet would be needed to establish a four provider clinic.

Concern was expressed about potential negative impacts if the square footage requirements were lifted, including that the facility may grow beyond what was originally acceptable to the neighborhood. It is also important to ensure that the middle school across the street and adjacent residential neighborhoods are not negatively impacted. It was suggested that LCS be allowed the flexibility they are requesting. The project is an asset to the community and may generate commercial activity in the vicinity.

Mike Scarey distributed maps relative to proposed Comprehensive Plan map amendments and reviewed each proposal as follows:

- Hughes Property, 19620 International Boulevard - Two parcels, approximately 4 ¾ acres, owned by the City. The proposal is to amend both the Comprehensive Plan land use designation and the zoning to Park. Adjacent land uses were reviewed and discussed.

Discussion was held about whether or not there were enough parks in SeaTac; the current boat launch being too close to the swimming area; eliminating the boat launch altogether; designating the waterfront area only as park; Angle Lake not being big enough (32 acres) for 20-25' boats; safety issues; whether or not community support was sufficient to merit approval of the amendment proposal; the possibility of siting commercial shops, a casino, condominiums, and/or a hotel on the site; potential consequences of park land being redesignated to another zoning classification; the additional park land being an amenity for the hotels and office buildings that could serve to draw additional business to the area.

- Daryl Jordan, 3725 South 160th Street - The proposal is to change the Comprehensive Plan land use designation to Residential Medium Density, after which the owner would apply to rezone the property to UH-900. Adjacent land uses were reviewed and discussed.

Discussion was held about the City sponsoring a rezone for this property and the two properties to the south if the owners are interested (their properties are already designated of Residential Medium Density in the Comprehensive Plan); approving the Comprehensive Plan amendment but not the rezone.

It was suggested that the Comprehensive Plan amendment be approved so the property would have the same designation as adjacent properties.

- Patterson Property, 3712 South 188th Street - The proposal is to change the three parcels (approximately 1.4 acres) from the current land use designation of

Office/Commercial/ Mixed Use to Residential Low Density. Adjacent property designations were reviewed and discussed.

It was stated that two additional properties on the west side of 36th Avenue South were to be designated Office/Commercial/Mixed Use upon completion of 36th Avenue South street improvements (staff will research the language and clarify this issue for review at the next meeting).

Discussion was held about the procedure to return properties zoned Office/Commercial/Mixed Use on both sides of 36th Avenue South to Residential Low Density; reviewing various aspects of the City Center Plan to determine if adjustments are needed; reviewing allowed uses in the Office/Commercial/Mixed Use zone to possibly allow more flexibility; proposing no changes in The Bow Vista neighborhood at this time; how development in the area could be impacted if the properties were redesignated to Residential Low Density; Zoning and Comprehensive Plan land use designations being consistent.

C. Continued Discussion about Proposed Amendments to the Wireless Communications Facility (WCF) Regulations

Steve Butler advised that draft regulations are not yet complete. This issue was tabled.

5. Commission Liaison's Report:

The May 13 Land Use & Parks Committee meeting agenda included the following: (1) Presentation about community revitalization options. (2) Discussion about adoption of the International Building Code. (3) Update on wireless communication facilities work progress. (4) Continued discussion about proposed zoning code amendment regarding landscaping buffer standards for existing businesses. (5) Discussion about potential zoning code changes regarding agricultural crop sales and other related amendments. (6) Discussion about potential changes to the City's variance criteria.

6. Planning Director's Report:

Steve Butler advised that the wireless communications facilities presentation before the City Council would be rescheduled from May 25 to June 8 which may mean extending the interim standards. The next Planning Commission meeting will be Monday June 7.

7. Adjournment:

The meeting was adjourned at 8:45 p.m.